

PROPERTY LOCATION

No	Alt No	Direction/Street/City
55		OVERLOOK RD, ARLINGTON

OWNERSHIP

OWNERSHIP			Unit #:	
Owner 1:	FRENCH JEAN E & BRYAN A			
Owner 2:				
Owner 3:				
Street 1:	55 OVERLOOK RD			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry		Own Occ: Y
Postal:	02474		Type:	

PREVIOUS OWNER

Owner 1:			
Owner 2:			
Street 1:			
Twn/City:			
St/Prov:	Cntry		
Postal:			

NARRATIVE DESCRIPTION

This parcel contains .124 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1927, having primarily Wood Shingle Exterior and 1417 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes			
101	One Family		5400		Sq. Ft.	Site		0	70.	1.08	5									407,401						407,400				
Total AC/HA: 0.12397			Total SF/SM: 5400		Parcel LUC: 101		One Family		Prime NB Desc		ARLINGTON								Total:		407,401	Spl Credit				Total:		407,400		

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	5400.000	267,400		407,400	674,800		60329
							GIS Ref
							GIS Ref
Total Card	0.124	267,400		407,400	674,800	Entered Lot Size	GIS Ref
Total Parcel	0.124	267,400		407,400	674,800	Total Land:	Insp Date
Source: Market Adj Cost	Total Value per SQ unit /Card:		476.22	/Parcel: 476.22		Land Unit Type:	12/31/18

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date		
2022	101	FV	267,400	0	5,400.	407,400	674,800		Year end	12/23/2021	PRINT	
2021	101	FV	258,900	0	5,400.	407,400	666,300		Year End Roll	12/10/2020	Date	Time
2020	101	FV	258,900	0	5,400.	407,400	666,300	666,300	Year End Roll	12/18/2019	12/30/21	05:51:4
2019	101	FV	219,200	0	5,400.	413,200	632,400	632,400	Year End Roll	1/3/2019	LAST REV	
2018	101	FV	219,200	0	5,400.	308,500	527,700	527,700	Year End Roll	12/20/2017	Date	Time
2017	101	FV	219,200	0	5,400.	279,400	498,600	498,600	Year End Roll	1/3/2017	07/31/19	09:06:3
2016	101	FV	219,200	0	5,400.	267,700	486,900	486,900	Year End	1/4/2016	appr	
2015	101	FV	206,600	0	5,400.	227,000	433,600	433,600	Year End Roll	12/11/2014		

SALES INFORMATION

[illegible]

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

Date	Result	By	Name
10/1/2018	Meas/Inspect	BS	Barbara S
4/1/2009	Measured	372	PATRIOT
2/3/2000	Meas/Inspect	263	PATRIOT
8/4/1993		AJS	

Sign:

VERIFICATION OF VISIT NOT DATA

__/__/__



Patriot
Properties Inc.

USER DEFINED

	Prior Id # 1:	60329
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
3	Prior Id # 2:	
	Prior Id # 3:	
	ASR Map:	
	Fact Dist:	
	Reval Dist:	
	Year:	
	LandReason:	
	BldReason:	
	CivilDistrict:	
	Ratio:	

